

10/6/2010 COMPARISON TABLE FOR MV PDO	DRAFT AMENDMENTS TO THE MISSION VALLEY PLANNED DISTRICT ORDINANCE (PDO)		
	<u>EXISTING MISSION VALLEY PDO</u>	<u>PROPOSED AMENDMENTS</u>	
	(M.C. 1514.0101 TO 1514.0408)	(Applies to all zones: Industrial, Commercial, Residential and Mixed Use)	
Boundaries	Land within the OF 1-1 Zone and 150 feet from this zone	Includes the River Corridor Area and the River Influence Area. River Corridor Area is the FEMA 100 year floodway + 35 on each side of the river. The River Influence Area is a 200-foot wide area extending outward from the River Corridor Area on each side of the river.	
Buffer	35' from FEMA 100 year floodway both sides of river, includes a bio and transitional buffer	Refer to as the River Corridor Area, includes the FEMA 100 year floodway + 35' on either side of the river.	
Bio Buffer	First 10' from FEMA 100 year floodway, planted with indigenous vegetation and shall not include the path	No longer referred to as the Bio Buffer, this area is now the River Corridor. The first 10' from the FEMA 100 year floodway to be planted with indigenous vegetation is still required	
Transitional Buffer	25' with a 10' minimum meandering river path on both sides of the river. Within this buffer the following uses may be considered: passive and active recreation, sidewalk cafes/outdoor dining. No parking or vehicular use areas.	No longer referred to at the Transitional Buffer, this area now the River Corridor Area. Within this area is a 14' wide path corridor consisting of a 10' wide hard surface pathway for pedestrians and bicycle users and 2' on either side of soft material on both sides of the river. Within this area the following uses may be considered: passive recreation including: picnic areas, interpretive panels, exercise equipment, and benches.	

Wetlands Management	The criteria of the Wetlands Management Plan applies	This plan will be rescinded in that these principles have been made part of the MSCP and the Environmentally Sensitive Lands Ordinance. The San Diego River Pathway will be located outside the existing mapped MHPA and the required wetland buffer.	
River Setback and Yard/ Building Height/Setback Adjacent to the River	From edge of Floodway 1.2 feet for every 1 foot of height within 150 feet of floodway, with a minimum setback of 30'	From edge of Floodway, 35' river path corridor + 10' minimum building setback	
		From edge of Floodway, 35' river path corridor + 10' minimum building setback (total 45' setback) = 35' building height	
		From edge of Floodway, 35' river path corridor + 20' minimum building setback (total 55' setback) = 45' building height	
		From edge of Floodway, 35' river path corridor + 30' minimum building setback (total 65' setback) = 70' building height	
		After a 70' setback from the River Corridor the height goes to the ratio of one foot for each foot of building height. After 115' setback the height goes to what the underlying code allows.	
	A maximum of 50% of the building wall may be located on the minimum 30' foot setback from the floodway.	A maximum of 50% of the building wall may be located on the minimum setback.	
	Where river and street setbacks overlap, the requirements of the river setback shall prevail.	Where the river and the street setbacks overlap, the river corridor requirements of the river setback shall prevail	
Architectural projections and Encroachments	New language for projects within the River Influence Area	Architectural features such as eaves, cornices, eyebrows, trellises, bay windows balconies, entry roofs and arbors, and fireplaces may extend a maximum of 4' into the 10' setback.	

Off Setting Planes		No change	
Maximum Structural Development Coverage	The maximum structural development coverage within 150' of the Floodway zone shall be 50%	The maximum structural development coverage within 115' of the River Corridor shall be 65%	
Other Setbacks	Refer to the underlying Mission Valley PDO land use zone for street, property side and rear setbacks.	No change	
Building Massing Adjacent to the River	New language for projects within the River Influence Area	At 45' above finished grade the narrow façade of the building shall be oriented parallel to the river and the wider façade shall be perpendicular to the river.	
Reflectivity	No portion of any single elevation of a building's exterior facing the river may be constituted of a material with a light reflectivity factor greater than 10% unless specific documents are provided to show that greater reflectivity will not diminish the quality of the riparian habitat.	All building facades that face the River Corridor shall be limited to glass and other materials with a visible light reflectivity factor (VLR) no greater than 10% (0.10)	
Pedestrian /River Orientation	All development with river frontage shall be physically and functionally oriented to the river.	New section called Building Façade and Entry - Development that abuts the River Pathway shall provide a river facing façade and entry that are of equal design and quality of materials as the primary building façade and entry.	

	To increase accessibility to the river path, fencing separating developed areas from the bio buffer shall not be permitted, and structures adjacent to the buffer or river path shall contain at least one pedestrian entrance visible from the river path into the structure for every 300 linear feet. or a fraction thereof, of river frontage measured along the property line. The pedestrian entrance shall not be the primary project entrance.	See new language for Fencing and Access to the River Corridor	
Signage	Signs to conform to Citywide Sign Regulations	In addition to meeting the Citywide Sign Regulations, within the River Influence Area: All building signs within 100' of the River Corridor Area shall be located no higher than 15' above finished grade.	
		Ground signs between a building and the River Corridor Area shall be monument signs not to exceed 5' in height and to be located within a landscaped area at least equivalent to the sign face.	
		Signs on buildings facades facing the River Corridor Area shall be either face lighted or internally lighted.	

Lighting	Any artificial lighting shall be directed or shaded to avoid falling onto the bio buffer and wetlands habitat and adjacent properties not held in the same ownership.	Within the River Corridor: Lighting shall be provided along the River Pathway as necessary to provide for security and personal safety. Light posts shall not exceed 12' in height. All lighting shall be shielded and directed ways from the Floodway. Within the River Influence Area: All lighting within 100' of the River Corridor shall be shielded with down cast lighting or the requirements of the LDC 142.0740, Outdoor Lighting Regulations which ever is more restrictive.	
Building Transparency	New language for all zones in the River Influence Area.	Building transparency applies to all building facades that face the River Corridor, adjacent to a street that crosses the river, or that are adjacent to streets that are parallel to the River Corridor.	
		Residential: at least 50% of the total façade must be devoted to transparency such as: glass, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.	
		Commercial and Mixed Use: at least 60% of the total façade must be devoted to transparency such as: glass, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.	

		Industrial Use: at least 25% of the total façade must be devoted to transparency such as: glass, display windows, or windows affording views into retail, customer services, office, gallery, cafes, lobby space or pedestrian entrances.	
		The coefficient of transparency for glass, the Visible Light Transmittance (VLT), shall be at least 0.65 VLT.	
Picnic Areas and Overlooks	New language for all zones in the River Corridor and the River Influence Areas.	To be provided along the River Pathway at locations that provide educational or cultural interest, and at a minimum shall be provided at intervals not to exceed one-half mile.	
Site Furniture	New language for all zones in the River Corridor and the River Influence Areas.	Parcels that do not have picnic areas or overlooks shall provide a minimum of one type of site furniture for every 200' liner feet of the River Pathway.	
Fences	New language for all zones in the River Corridor and the River Influence Areas.	Within the River Corridor; Fences shall be provided in the River Corridor only as required to protect sensitive habitat and shall be wood peeler log type with a maximum height of 4'. Within the River Influence Area; Within the 10' building setback area only the following fences are permitted: A solid fence not to exceed 3 in height; A 75% open fence not to exceed 6' in height; or a combination of a 3' tall solid fence topped with a 3' tall 75% open fence. Chain link fencing is prohibited within the first 100' of the River Influence Area.	

Exterior Equipment Enclosures, Outdoor Storage, Loading Areas and Refuse Collection Areas	New language for all zones in the River Corridor and the River Influence Areas.	Locate at least 100' from the River Corridor. Screen with landscape and an opaque wall at least 6' in height or 1' taller than the item if the item to be screened exceeds 6' in height to a maximum height of 10'. Screening shall be of the same high quality design and materials as the primary building facade. The requirements in Section 1514.0403(d) Off Street Freight Loading Space Required shall also apply.	
Access to the River Corridor Area	New language for all zones in the River Corridor and the River Influence Areas.	Building Access to the River Corridor Area. Development parcels that abut the River Corridor Area shall provide building access paths connecting the primary structure with the River Pathway consistent with the following: One building access path for every 300 linear feet of river frontage, or fraction thereof; and the building access path shall be to the primary building entrance or to a secondary entrance designed to the same quality as the primary entrance.	
		Public Access Pathway Across a Development Site. Development on parcels that abut the River Corridor Area shall provide public access pathways connecting the public street and the River Corridor consistent with the following; Provide at least one public access pathway for every 1,000 linear feet of frontage along the River Corridor area; The Public access pathway shall be design to the same quality as the primary on site pathways; and provide a public access pathway sign at the public street and at the intersection of the River Pathway.	

		Public Access Pathways from Streets that Abut or are Parallel to the River Corridor. Multi-use paths shall connect the street right of way to the river pathway at every street intersection and, at a minimum, provide a connection every 1,000 linear feet of frontage along the River Corridor.	
Off Street Surface Parking	Parking and vehicular access shall be prohibited in the bio buffer and river yard area. Exceptions may be pursued through a MV Development Permit.	Parking is only allowed in the River Influence Area. Parking shall be screened from the River Corridor Area and consistent with the following; Screening consisting of residential and/or commercial structures; or screening located a minimum of 100' from the River Corridor consisting of a 6' tall opaque wall of the same high quality design and materials as the primary building facade and landscape.	
Parking Structures	The provisions of this section may be modified to permit parking structures in existing paved parking areas only when required parking will be lost due to public improvements such as streets, flood improvements and wetland enhancement. A minimum 50' wide buffer between floodway and abutting development shall be provided in accordance with the Wetland Management Plan.	Parking Structures are only allowed in the River Influence Area. Facades of parking structures that face the River Corridor Area shall be screened with permitted residential and/or commercial structures for the full height and width of the parking structure.	
Pedestrian Access	All development with river frontage shall be physically and functionally oriented to the river as follows:		
	Fencing separating developed areas from the bio buffer shall not be permitted.	See Fencing	

	Structures adjacent to the buffer or river path shall contain at least one pedestrian entrance visible from the river path into the structure for every 300 linear feet of river frontage measured along the property line.	See Access to the River Corridor	
	The pedestrian entrance shall not be the primary project entrance.	See Access to the River Corridor	
	To increase interest at the ground floor level of structural adjacent to the river, the pedestrian path orientation criteria found in Section 1514.0305 f 2 shall apply.	See Pedestrian/River Orientation	
Landscape	A minimum of 80% of the area within the river yard shall be landscaped in accordance with the Landscape Regulations	Within the River Corridor Area plant material shall be mixture of native plants and trees that are consistent with the surrounding habitat type. Non-native grasses and lawn areas are allowed only within public parks located on the non-river side of the River Pathway.	
	New language for all zones in the River Corridor Area	Plant materials shall be selected and located so that visual openings with views to the river are provided along at least 50% of the river side of the river pathway of each parcel. Plant materials that do not exceed a maximum height of 30" at full maturity shall be selected to be located within the visual openings.	
	New language for all zones in the River Influence Area	Within the River Influence Area plant materials shall transition from native species within the River Corridor Area to non-invasive drought tolerant species.	

Streets that Abut or are Parallel to the River Corridor	New language for all zones in the River Influence Area	Streets shall be a minimum width necessary consistent with the Street Design Manual of the LDM. Curb cuts and driveways shall be minimized. On street parking shall be provided in clusters of parking bays along the river side of the street.	